

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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Artisan Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending May 31, 2022**

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund			
		Series 2013	Series 2018	Series 2018			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 145,757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,757
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	0	-	-	-	-	0
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	0	-	-	-	-	0
Series 2018	-	-	0	-	-	-	0
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	0	-	-	-	0
Reserve Account							
Series 2013 A-1	-	262,444	-	-	-	-	262,444
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	103,481	-	-	-	-	103,481
Series 2018	-	-	137,249	-	-	-	137,249
Revenue							
Series 2013 A-1 and A-2	-	312,643	-	-	-	-	312,643
Series 2013 A-3	-	50,311	-	-	-	-	50,311
Series 2018	-	-	257,365	-	-	-	257,365
Prepayment Account							
Series 2013 A-1	-	2,277	-	-	-	-	2,277
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	184	-	-	-	-	184
Series 2018	-	-	94	-	-	-	94
Capitalized Interest Account							
Construction Account					6		6

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending May 31, 2022**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Series 2018	Capital Project Fund Series 2018		
Cost of Issuance Account					-	-
Due from Other Funds						
General Fund	-	691	871	-	-	1,562
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	732,031	732,031
Amount to be Provided by Debt Service Funds	-	-	-	-	9,767,969	9,767,969
Total Assets	<u>\$ 145,757</u>	<u>\$ 732,031</u>	<u>\$ 395,579</u>	<u>\$ 6</u>	<u>\$ 10,500,000</u>	<u>\$ 11,773,372</u>
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	1,562	-	-	-	-	1,562
Bonds Payable						
Current Portion						
Series 2013 A-1					\$0	-
Series 2013 A-2					\$0	-
Series 2013 A-3					\$0	-
Series 2018					\$0	-
Long Term						
Series 2013 A-1					\$2,940,000	2,940,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$1,115,000	1,115,000
Series 2018					\$6,445,000	6,445,000
Total Liabilities	<u>\$ 1,562</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,500,000</u>	<u>\$ 10,501,562</u>

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending May 31, 2022**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund	Account Groups	
	General Fund	Series 2013	Series 2018	Series 2018	General Long Term Debt	
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2021 (Audited)	-	767,397	421,226	6	-	1,188,629
Results from Current Operations	-	(35,366)	(25,647)	-	-	(61,013)
Unassigned						
Beginning: October 1, 2021 (Audited)	151,729	-	-	-	-	151,729
Results from Current Operations	(7,534)	-	-	-	-	(7,534)
Total Fund Equity and Other Credits	\$ 144,195	\$ 732,031	\$ 395,579	\$ 6	\$ -	\$ 1,271,810
Total Liabilities, Fund Equity and Other Credits	\$ 145,757	\$ 732,031	\$ 395,579	\$ 6	\$ 10,500,000	\$ 11,773,372

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	355	9,702	30,053	6,122	25,036	456	350	145	72,219	77,388	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution											
	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 355	\$ 9,702	\$ 30,053	\$ 6,122	\$ 25,036	\$ 456	\$ 350	\$ 145	\$ 72,219	\$ 77,388	93%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	-	600	1,000	-	800	-	800	-	3,200	1,800	178%
Executive											
Professional Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	13,333	20,000	67%
Financial and Administrative											
Audit Services	-	-	-	-	1,000	-	4,200	-	5,200	4,200	124%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	1,000	-	-	-	1,000	1,000	100%
Other Contractual Services											
Legal Advertising	82	-	-	-	-	-	350	-	432	2,500	17%
Trustee Services	5,886	-	-	-	4,031	-	-	-	9,917	9,725	102%
Dissemination Agent Services	100	-	-	-	-	-	6,000	-	6,100	6,000	102%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	6	7	8	-	-	-	-	-	20	250	8%
Communications & Freight Services											
Postage, Freight & Messenger	60	-	125	-	62	-	68	(0)	315	200	157%
Computer Services - Website Development											
	-	-	-	-	-	-	-	-	-	2,488	0%
Insurance											
	5,034	-	-	-	-	-	-	-	5,034	5,500	92%

Prepared by:

JPWARD and Associates, LLC

Unaudited

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Printing & Binding	-	221	453		114	-	265	-	1,052	750	140%
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	1,214	-	-	3,075	-	3,571	552	8,411	12,800	66%
Legal - Boundary Amendment	638	111	50	-	729	-	374	-	1,901	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services	-	318	-	-	755	-	-	6,590	7,663	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	16,000	16,000.00	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
Reserves											
Operational Reserves (Future Years)							-	-	-	10,000	0%
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees							-	-	-	-	
Sub-Total:	13,647	4,137	3,301	1,667	13,232	1,667	17,294	24,809	79,753	77,388	103%
Total Expenditures and Other Uses:	\$ 13,647	\$ 4,137	\$ 3,301	\$ 1,667	\$ 13,232	\$ 1,667	\$ 17,294	\$ 24,809	\$ 79,753	\$ 77,388	103%
Net Increase/ (Decrease) in Fund Balance	(13,292)	5,565	26,751	4,455	11,804	(1,211)	(16,944)	(24,664)	(7,534)	-	
Fund Balance - Beginning	151,729	138,437	144,003	170,754	175,209	187,013	185,802	168,859	151,729	-	
Fund Balance - Ending	\$ 138,437	\$ 144,003	\$ 170,754	\$ 175,209	\$ 187,013	\$ 185,802	\$ 168,859	\$ 144,195	144,195	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	4	4	5	3	4	4	4	4	32	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll											
Series 2013 Bonds A-1	1,223	33,415	103,502	21,084	86,225	1,570	1,207	499	248,726	\$ 266,338	93%
Series 2013 Bonds A-2									-	\$ 102,288	0%
Series 2013 Bonds A-3	470	12,833	39,751	8,098	33,116	603	464	192	95,526	\$ -	N/A
Special Assessments - Off-Roll											
Series 2013 Bonds A-1										\$ -	N/A
Series 2013 Bonds A-2										\$ -	N/A
Series 2013 Bonds A-3										\$ -	N/A
Special Assessments - Prepayments											
Series 2013 Bonds A-1											N/A
Series 2013 Bonds A-2											N/A
Series 2013 Bonds A-3											
Intragovernmental Transfer In											0%
Total Revenue and Other Sources:	\$ 1,696	\$ 46,252	\$ 143,259	\$ 29,185	\$ 119,345	\$ 2,176	\$ 1,675	\$ 695	\$ 344,284	\$ 368,626	93%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2013 Bonds A-1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	\$ 55,000	\$ 55,000	100%
Series 2013 Bonds A-2										\$ -	N/A
Series 2013 Bonds A-3								20,000	20,000	\$ 20,000	100%
Principal Debt Service - Early Redemptions											
Series 2013 Bonds A-1		15,000							15,000		N/A
Series 2013 Bonds A-2											N/A
Series 2013 Bonds A-3											N/A
Interest Expense											
Series 2013 Bonds A-1		103,938						103,425	207,363	211,338	98%
Series 2013 Bonds A-2											N/A
Series 2013 Bonds A-3		41,144						41,144	82,288	82,288	100%
Operating Transfers Out (To Other Funds)											N/A
Total Expenditures and Other Uses:	\$ -	\$ 160,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219,569	\$ 379,650	\$ 368,626	103%
Net Increase/ (Decrease) in Fund Balance	1,696	(113,829)	143,259	29,185	119,345	2,176	1,675	(218,874)	(35,366)	-	
Fund Balance - Beginning	767,397	769,093	655,264	798,523	827,708	947,053	949,230	950,905	767,397	-	
Fund Balance - Ending	\$ 769,093	\$ 655,264	\$ 798,523	\$ 827,708	\$ 947,053	\$ 949,230	950,905	732,031	732,031	\$ -	

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Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	5	5	91%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	2	2	9	5	189%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	2,134	58,328	180,669	36,804	150,511	2,740	2,107	871	434,164	465,010	93%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,136	\$ 58,330	\$ 180,670	\$ 36,805	\$ 150,513	\$ 2,742	2,109	\$ 873	\$ 434,178	\$ 465,020	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2018	-	-	-	-	-	-	-	110,000	110,000	110,000	100%
Principal Debt Service - Early Redemptions											
Series 2018	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2018	-	174,913	-	-	-	-	-	174,913	349,825	352,122	99%
Operating Transfers Out (To Other Funds)											
Total Expenditures and Other Uses:	\$ -	\$ 174,913	\$ -	\$ -	\$ -	\$ -	-	\$ 284,913	459,825	\$ 462,122	100%
Net Increase/ (Decrease) in Fund Balance	2,136	(116,583)	180,670	36,805	150,513	2,742	2,109	(284,039)	(25,647)	2,898	
Fund Balance - Beginning	421,226	423,362	306,779	487,449	524,254	674,767	677,509	679,619	421,226	-	
Fund Balance - Ending	\$ 423,362	\$ 306,779	\$ 487,449	\$ 524,254	\$ 674,767	\$ 677,509	679,619	395,579	395,579	\$ 2,898	

Artisan Lakes Community Development District
 Capital Projects Fund - Series 2018
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Construction Account	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds											
Contributions - Tylor Morrison	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services											
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding											
Legal Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other General Government Services											
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay											
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	\$ -	N/A
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	-	0	-	
Fund Balance - Beginning	6	6	6	6	6	6	6	6	6	\$ -	
Fund Balance - Ending	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ 6	\$ -	